

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
AUGUST 8, 2013**

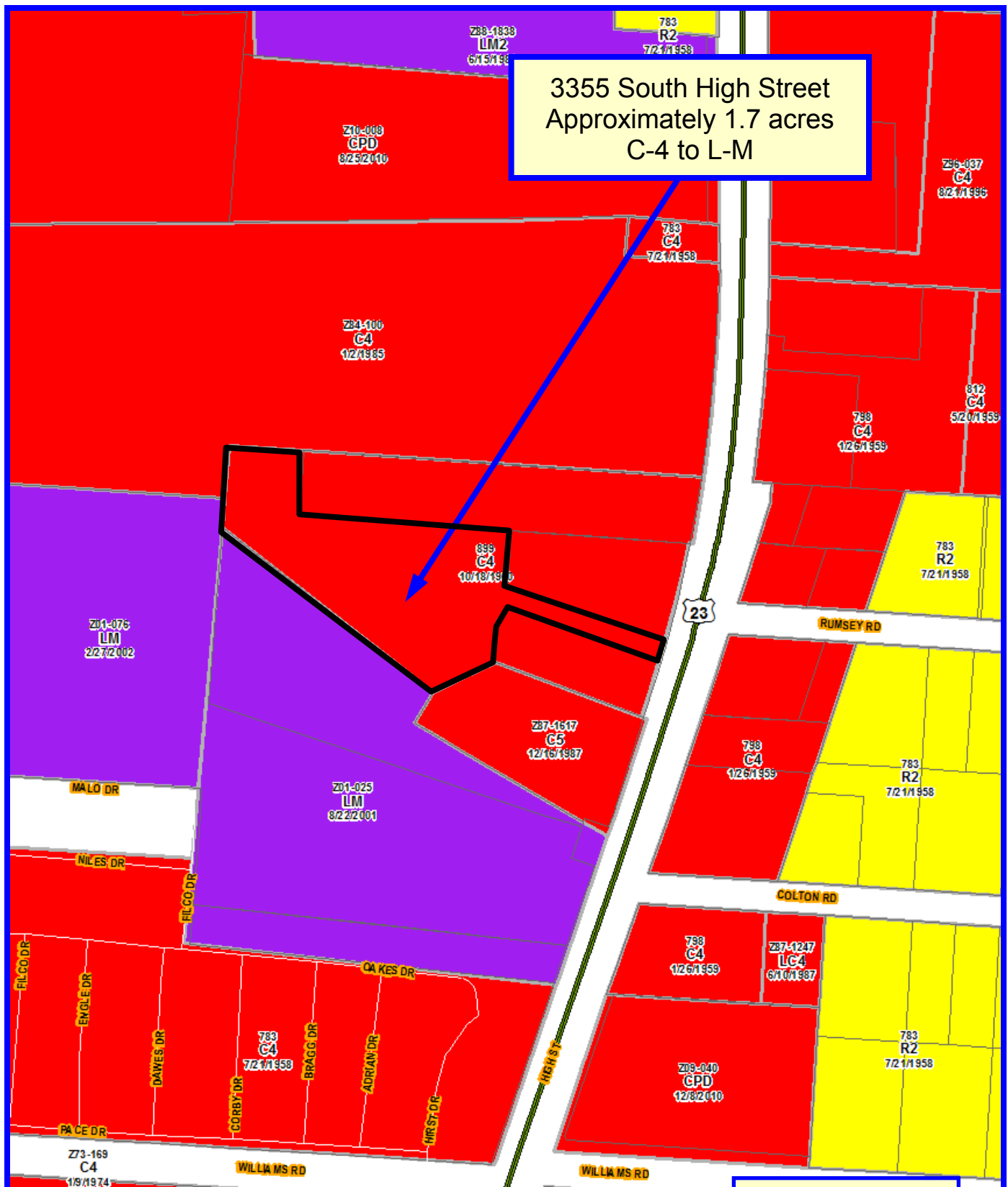
- 3. APPLICATION:** **Z13-022 (ACCELA # 13335-00000-00133)**
Location: **3355 SOUTH HIGH STREET (43207)**, being 1.7± acres located on the west side of South High Street, 834± feet north of West Williams Road (010-112334; Far South Columbus Area Commission).
Existing Zoning: C-4, Commercial District.
Request: L-M, Limited Manufacturing District.
Proposed Use: Wholesale supply.
Applicant(s): JC Roofing Supply; c/o Jeffrey L. Brown, Atty.; Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.
Property Owner(s): Claudia M. Jayne; c/o Jonathan G. Jayne; 1535 Keystone Avenue; Dayton, OH 45403.
Planner: Shannon Pine; 645-2208; spine@columbus.gov

BACKGROUND:

- This application was tabled at the June 13, 2013, Development Commission meeting due to a lack of quorum at the Far South Columbus Area Commission meeting earlier that month. The 1.7± acre site is developed with a repair shop building zoned in the C-4, Commercial District. A zoning code violation has been issued to the property owner for establishing a wholesale roofing supply business in the building without proper zoning approval. The applicant requests the L-M, Limited Manufacturing District to allow wholesaling which is only permitted in industrial districts.
- To the north are two auto-parts stores and a fraternal organization in the C-4, Commercial District. To the east across South High Street are a check-cashing facility and retail uses in the C-4, Commercial District. To the south are an auto-body repair facility in the C-4, Commercial District, a car wash in the C-5, Commercial District, and a self-storage facility in the L-M, Limited Manufacturing District. To the west are the fraternal organization property and self-storage facility property that abut the site to the north and south.
- The site is located within the planning area of the *Scioto Southland Plan* (2007), which recommends light manufacturing uses for this location.
- The site is located within the boundaries of the Far South Columbus Area Commission whose recommendation is for approval of the requested L-M District.
- The limitation text includes extensive industrial use restrictions. Only commercial uses or less objectionable warehousing-storage/sales establishments are permitted.
- The *Columbus Thoroughfare Plan* identifies South High Street as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-M, Limited Manufacturing District, will secure proper zoning for a wholesale roofing supply company. The request is consistent with the land use recommendations of the *Scioto Southland Plan*, and the established zoning and development pattern of the area.



Z13-022

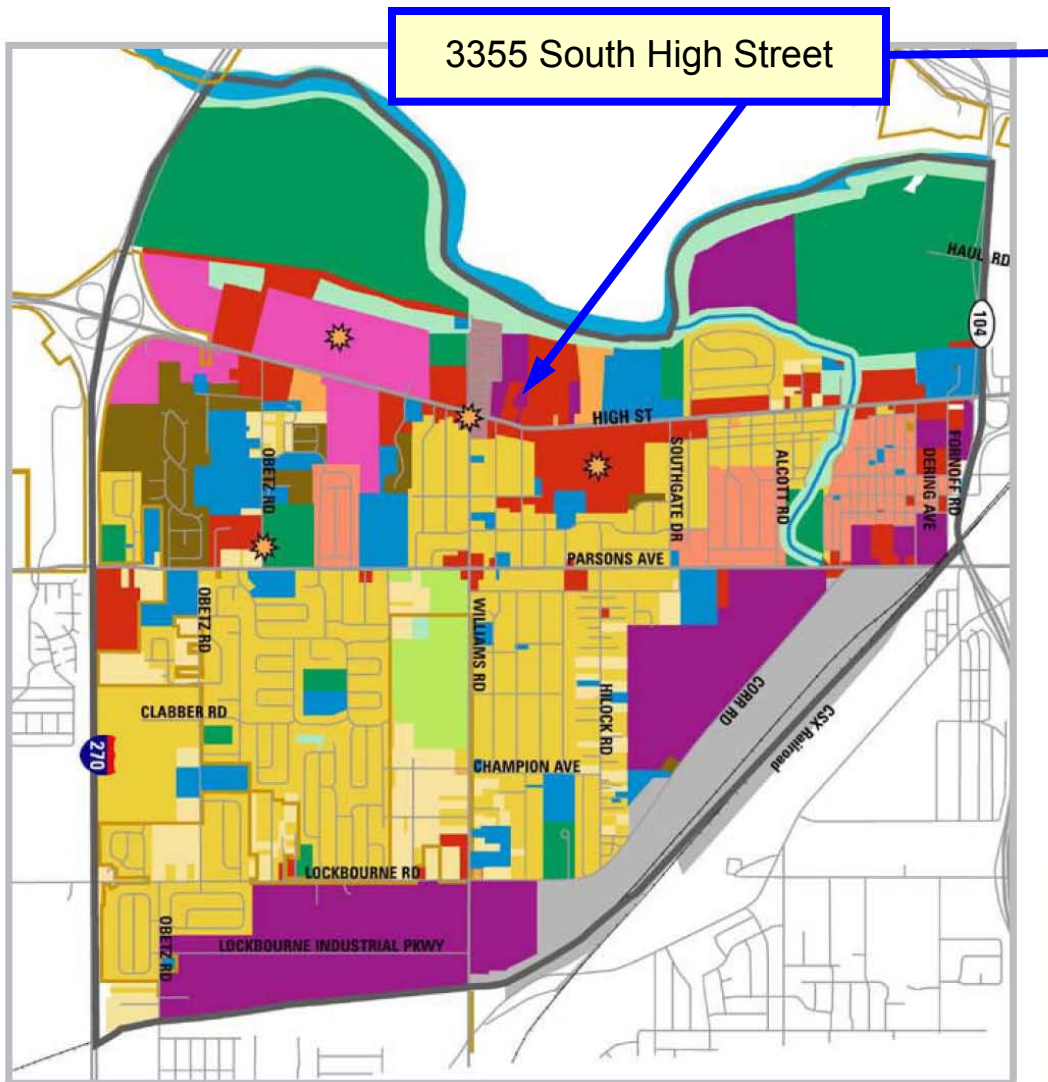
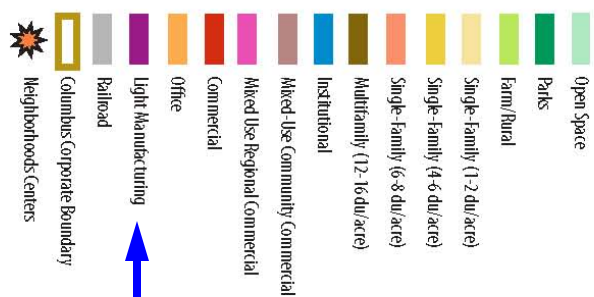
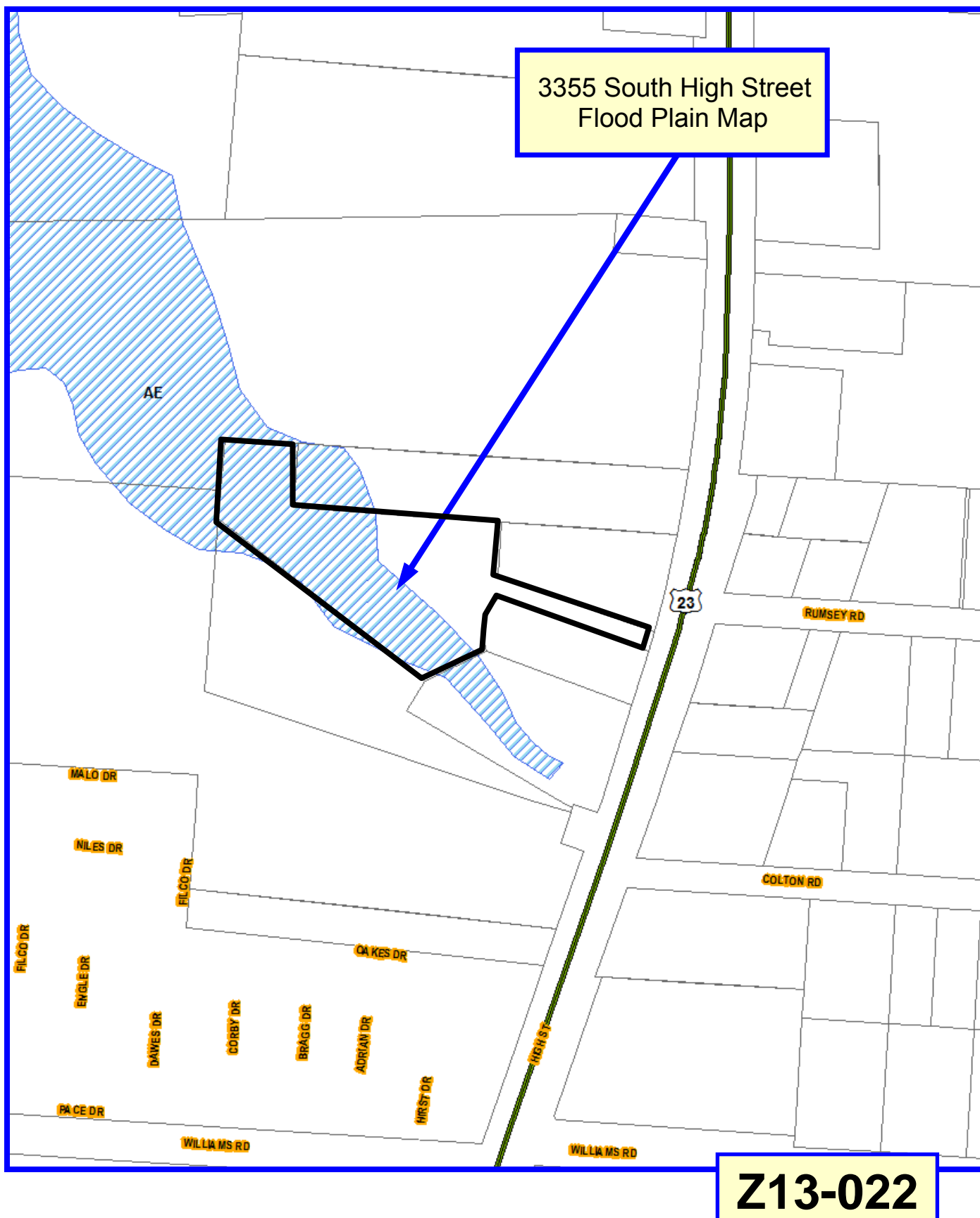


Figure 10
Land Use Plan



35 Land Use | Land Use Plan

Z13-022





3355 South High Street
Approximately 1.7 acres
C-4 to L-M

Z13-022

TEXT

PROPOSED DISTRICTS: L-M
PROPERTY ADDRESS: 3355 S. High Street
OWNER: Claudia M. Jayne
APPLICANT: JC Roofing Supply
DATE OF TEXT: May 6, 2013
APPLICATION: Z13-022

1. **INTRODUCTION:** The site is located on the west side of South High Street.
2. **PERMITTED USES:** Those uses permitted in Sections 3363.01 and 3363.02 M, Manufacturing District of the Columbus City Code except for Section 3363.01(D) and Section 3363.02(c).
3. **DEVELOPMENT STANDARDS:** Unless otherwise noted, the applicable development of Chapter 3363 M, Manufacturing District of the Columbus City Code shall apply to the subject property.

A. Density, Height, Lot and/or Setback Requirements

N/A

B. Access, Loading, Parking and/or Traffic Related Commitments

N/A

C. Buffering, Landscaping, Open Space and/or Screening Commitments

N/A

D. Building Design and/or Interior-Exterior Treatment Commitments

N/A

E. Dumpsters, Lighting, Outdoor Display Areas, and/or other Environmental Commitments

N/A

F. Graphics and Signage Commitments

1. All signage and graphics shall conform to Article 15 of the Columbus City Code, as it applies to the M, Manufacturing District classification. Any variance to the sign requirements shall be submitted to the Columbus Graphics Commission.

G. Miscellaneous

"

P JC"

The undersigned, being the owner of the subject property together with the applicant in the subject application, or their authorized representatives does hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that he fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Columbus City Code.

jcroofingsupply.txt dlh
5/6/2013

Pine, Shannon L.

From: Becky Walcott <bwalcott65@gmail.com>
Sent: Monday, July 22, 2013 10:23 PM
To: Pine, Shannon L.
Subject: Far South Columbus Area Commission- Rezoning 213-022-612215-00000-00133

Shannon,

The Far South Columbus Area Commission voted to approve the Re-Zoning for JC Roof Supply (213-022-613315-00000-00133 on July 18, 2013) contingent that code violations are resolved in a timely manner. Attorney Dan Hodge agreed to re-visit the Scioto South Civic Assoc. in November 2013 for an update on the progress.

Our vote was:

8 yes

0- No

0- abstentions

Regards,

Becky Walcott

Zoning Chair

Far South Columbus Area Commission

614-312-4593